



## 29 Mariners Cottages

South Shields, NE33 2NG

£375,000



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## Entrance Hall

A character entrance hall with both stairs up and down to the rooms in this split level configuration. The hall has feature panelling to the walls, a tiled floor and cast style radiator. Oak cottage style doors lead to the rooms

## Living room

A lovely cosy room with hardwood herringbone flooring, a log burner set on a hearth with oak mantel beam above, plantation window shutters and a cast style radiator

## Sitting/dining room

A versatile room, currently a dining room with plantation window shutters and hardwood herringbone floor, cast style radiator and a built in storage cupboard. Steps lead down into the superb kitchen breakfast room

## Kitchen

Well thought out and with character presentation and quality fittings. The volume in the room is created with a vaulted ceiling and light comes in via two skylight windows and a stable door to the rear. There is a central breakfasting island unit with stone tops housing a Belfast style sink. The range of shaker wall and base units are finished with stone worktops and some tiled splashbacks. Housed is an integral dishwasher and washer, microwave, wine rack and chiller. There are spot lights, herringbone hardwood floor and a column radiator

## Bedroom 1

Hardwood herringbone floor, spot lights, plantation shutters and a cast style radiator

## Shower room

A super stylish shower room with bold decor and contrast white half tiled walls, The room has a walk in wet shower area with a mixer shower having both drencher and spray shower heads, a Victorian style high level WC and a pedestal wash basin. There is a tiled floor, spot lights and a cast style towel radiator

## First floor

The landing has a built in storage cupboard. There is loft access via a hatch and we are informed there is some boarding.

## Bedroom 2

Front dormer window, hardwood herringbone flooring, plantation shutters and a cast style radiator

## Bedroom 3

Rear dormer window, hardwood herringbone flooring, plantation shutters and a cast style radiator

## Bathroom

Another stylish period room with a roll top bath having a mixer shower tap and a mixer shower over with drencher shower head, shower screen. There is a wash basin and WC, tiled walls and floor, spot lights and a cast style radiator

## External

This side of Mariners cottages comes with their own individual owned long front lawned gardens providing superb space to enjoy the afternoon summer sun and create a peaceful outside setting. There is mature planting and a summer house. To the rear, a small yard ideal for bin storage and with rendered walls.

## Note

Freehold Title, Grade 2 Listed, Mariners Cottages Conservation area. Council Tax Band A, Mains Services Connected, Flood Risk Very Low. Broadband Basic 17 Mbps, Superfast 80 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2 likely, Vodafone , EE and Three limited.



## Road Map



## Hybrid Map



## Terrain Map



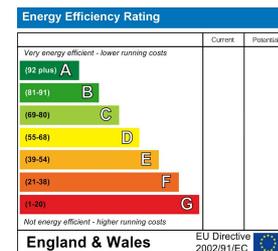
## Floor Plan



## Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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